

CM Pool
August 26, 2021
Item #9
Ryan Drive Motion Sheet

Motion Sheet

I move to provide the following direction for item #9.

- The City Manager is directed to update the Council on the progress of the exclusive negotiating agreement for the Ryan Drive redevelopment project at an upcoming Council work session.
- Additionally, the City should attempt to secure the following elements in an exclusive negotiating agreement, and update the Council on the progress of the negotiations:
 1. Continue to position the Ryan Drive Working Group report as the expression of the surrounding community's vision for the Ryan Drive redevelopment.
 2. Strive toward Option B in the affordable housing portion, including gaining more permanent supportive housing particularly for families with children, and position the Ryan Drive redevelopment as a model that helps achieve the City's goals for inclusive housing and makes progress on Strategic Housing Blueprint targets.
 3. Ensure tenant protections as currently contained within the City's Rental Housing Development Assistance requirements.
 4. Allow for profit-sharing for the City beyond a certain internal rate of return once costs are recovered; any profits returned to the City shall be used for a city and community priorities, such as ~~the creation of vouchers and services for individuals experiencing homelessness~~ operating subsidies for on-site or nearby affordable child care facilities.
 5. Coordinate transit access design with the City and other Project Connect partners, to leverage impending redesigns of the North Lamar/Airport intersection that will facilitate the Red and Orange rail lines, BRT, and an improved transit hub at Crestview Station.
 6. Continue to focus on a lease option, rather than purchase, for the Ryan Drive site.
 7. Work toward a parks maintenance plan that establishes the role of the city, developer, and non-profit partners maintaining the park and amenities in a sustainable way.
 8. Work to include in the Exclusive Negotiating Agreement the partners who were listed in the initial proposal and outline the role of each.
 9. Strive to achieve LEED Gold rating or 4-star Green Building standards as possible while achieving the other community benefits.
 10. Commit to multiple City and community engagement events, and collaborate with the Ryan Drive Working Group on a variety of issues pertaining to a Master Development Agreement including,

- a. Strive for more family-friendly housing units, both market-rate and restricted income, to support the surrounding public schools and add options to families in the central city;
- b. Explore options for replacing parking space with other uses within the community vision;
- c. Determine creative site design options that could improve access to the property for the surrounding neighborhoods;
- d. Work to make the studio and performance spaces for the creative community flexible, and affordable;
- e. Ensure parkland accessibility for Ryan Drive residents and the surrounding communities;
- f. Engage the Ryan Drive Working Group to assist with community engagement activities and guide the vision for the project.